

2.0 PROJECT DESCRIPTION

2.1 SETTING

Local and Regional Setting

The proposed project is situated within the Squaw Valley Ski and Recreation Area in Olympic Valley, Placer County, California. Squaw Valley Inn is located at 1920 Squaw Valley Road. The proposed expansion will be behind the existing facility along Squaw Peak Road, which intersects Squaw Valley Road. The property occupies a portion of Sections 31 T.16N., R.16 E., Mt. Diablo Meridian and is identified as Assessor's Parcel Number 096-020-023. The site area is approximately 3.2 acres. Figure 2.1.A illustrates the location of the project.

Environmental Setting

The parcel itself is owned by PlumpJack Development Fund and consists of an existing hotel facility with 61 hotel rooms, a multipurpose building, restaurant, ski shop, and paved parking lots. This facility was constructed in 1959 to house delegates for the 1960 Olympics, and was remodeled in 1995. Figure 2.1.B shows existing and proposed project conditions in relation to surrounding development. Figure 2.1.C illustrates a more detailed site plan of the existing condition.

The existing facility is located along Squaw Valley Road to the west of the proposed Village at Squaw Valley USA; the tram building and Squaw Valley Lodge are to the south, multifamily residential units to the west, and Squaw Creek to the north. The centerline of the creek is over 100 feet away from any new development from this project. The slope within the project area is less than 2% throughout the proposed area. The project area includes three paved parking areas, landscaping, and drainage facilities. The surrounding area is developed, with the exception of Squaw Creek to the north. This area is zoned as Village Commercial according to the *Squaw Valley General Plan and Land Use Ordinance*. Summer activities may include hiking, horseback riding, and biking within Squaw Valley USA recreation area.

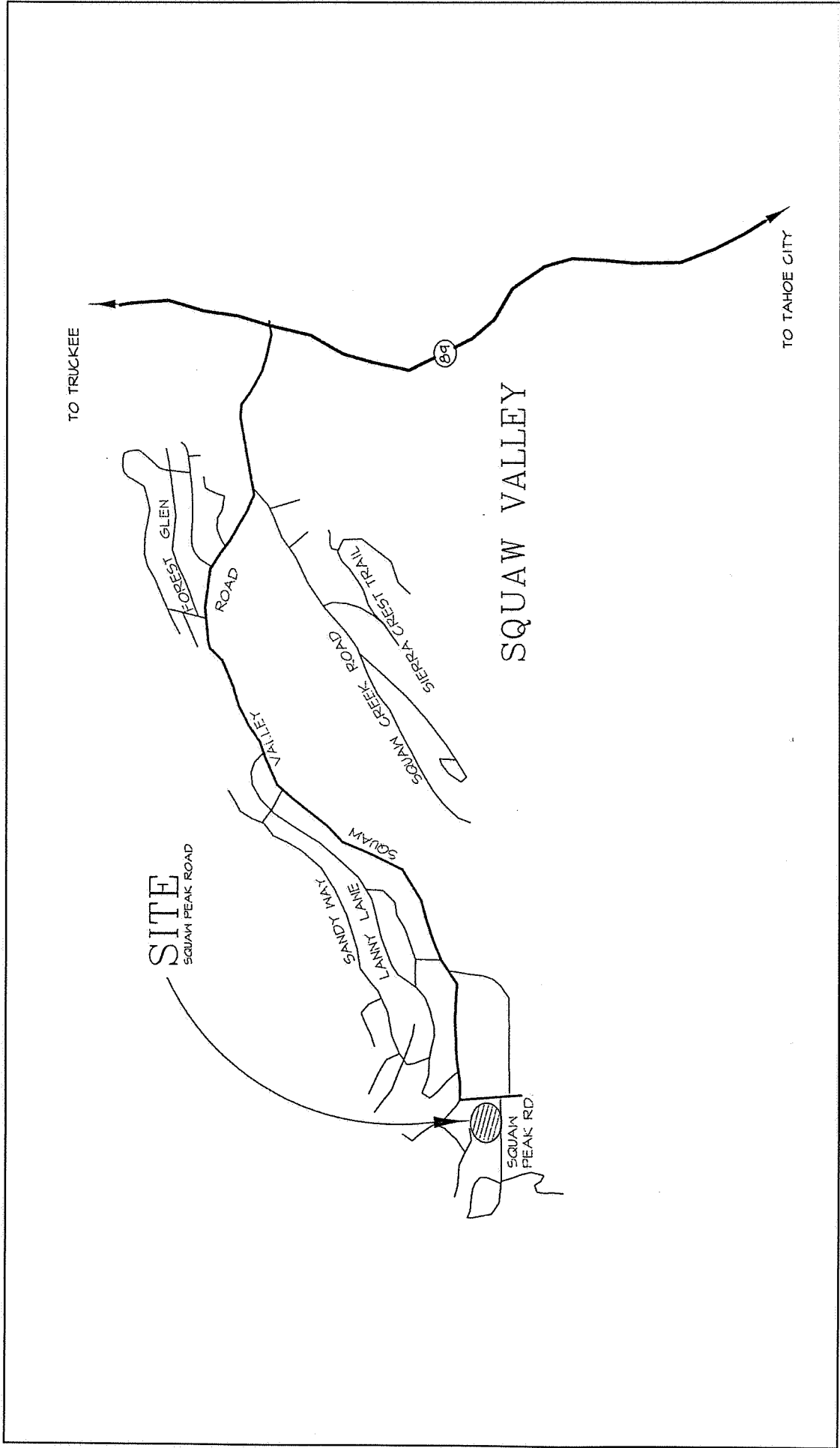
The PlumpJack expansion project is proposed to be constructed over an existing paved parking lot and drainage pond area. This area has already been disturbed and contains very little vegetation or undisturbed natural areas.

2.2 PROJECT OBJECTIVES

The objective of the proposed project is to provide additional lodging for the Squaw Valley area.

2.3 SPECIFIC PROJECT DESCRIPTION

The proposed project is to expand the existing PlumpJack Squaw Valley Inn by constructing a new building, which will include 34 multi-family residential units, 28 lockout units, underground and street level parking, foyer/lobby area, exercise room, and a game room. The 34 units will be broken



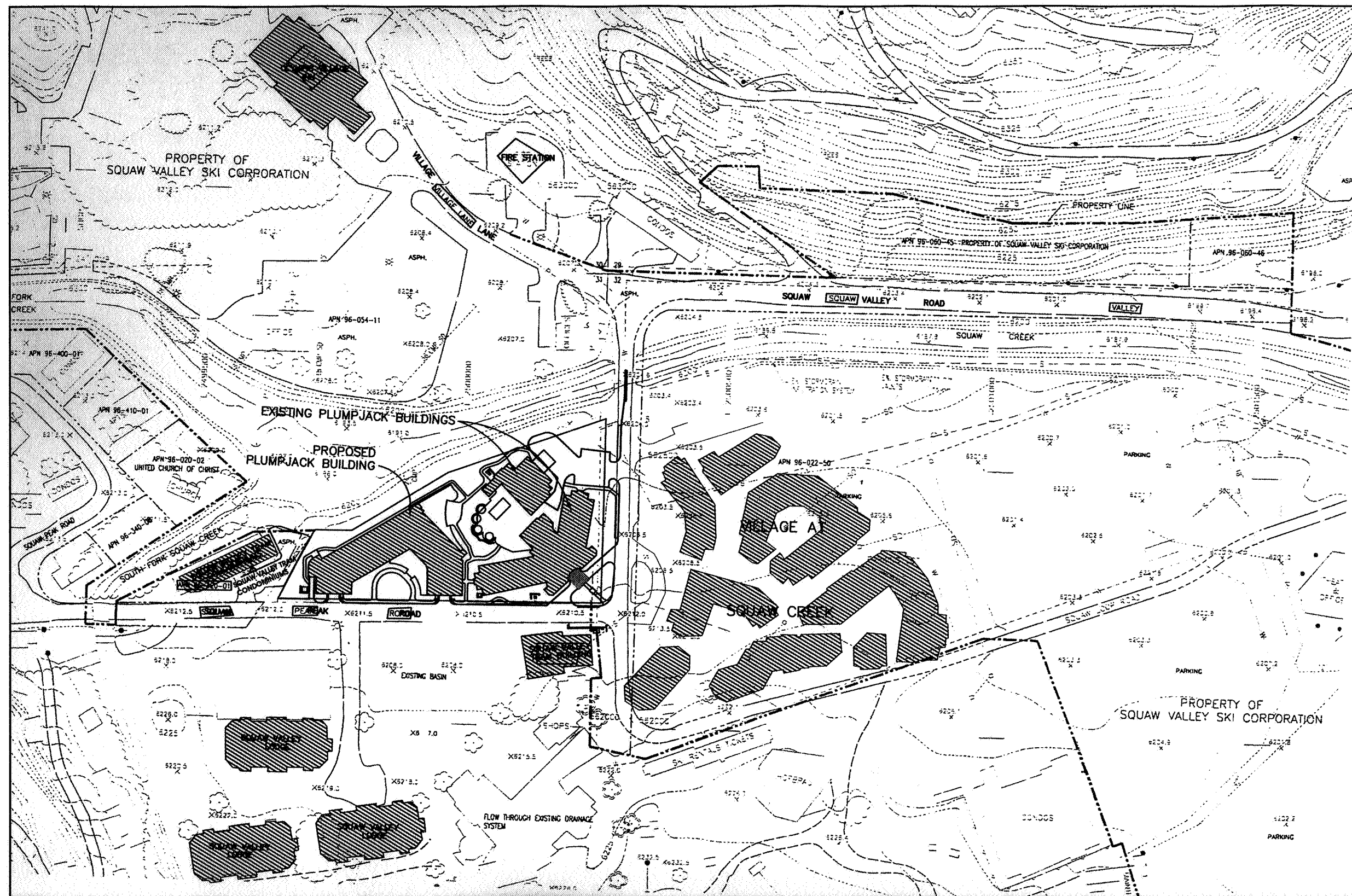
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FIGURE 2.1.A

PlumbJackExpansion EIR
Project Location

SOURCE: K.B. FOSTER CIVIL ENGINEERING, INC., 2003

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PlumpJack Expansion EIR Project Site and Vicinity

SOURCE: K.B. FOSTER CIVIL ENGINEERING, INC., 2003
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down into fourteen 2-bedroom flats, fourteen 3-bedroom flats, and six 3-bedroom townhouses. The project is located behind the existing building along Squaw Peak Road. This structure will be six stories (including Mezzanine level) above ground at its highest point, the majority of the building being five stories, with parking located 8 feet below grade at its lowest point. The existing area, for which building is proposed, is a paved parking lot with landscaping and basketball courts. The proposed building will directly abut an existing 20' public utility easement to the rear. This easement, and the sewer line, will be relocated to Squaw Peak Road. The entire new structure will be approximately 152,179 square feet (sf). The building plan for this project includes the following:

- Attached parking garage at below-grade, grade, and mezzanine level.
- First floor – lobby and front desk, prep kitchen, lounge, dumb waiter, office, stair wells, and elevators.
- Mezzanine level – administration offices, exercise room and lockers, foyer, lounge and outdoor decks, public restroom, game room, storage rooms, mechanical room, and ski storage room.
- Second floor – five 3-bedroom flats, five 2-bedroom flats, 10 lock out units, and the lower level of two 3-bedroom townhouses.
- Third floor – five 3-bedroom flats, four 2-bedroom flats, 9 lock out units, the lower level of two 3-bedroom townhouses and the upper level of two 3-bedroom townhouses from the second floor.
- Fourth floor – four 3-bedroom flats, five 2-bedroom flats, 9 lock out units, lower level of two 3-bedroom townhouses and upper floor of two 3-bedroom townhouses from the third floor.
- Fifth floor – upper level of two 3-bedroom townhouses from fourth floor, utility room, stair, and elevator.

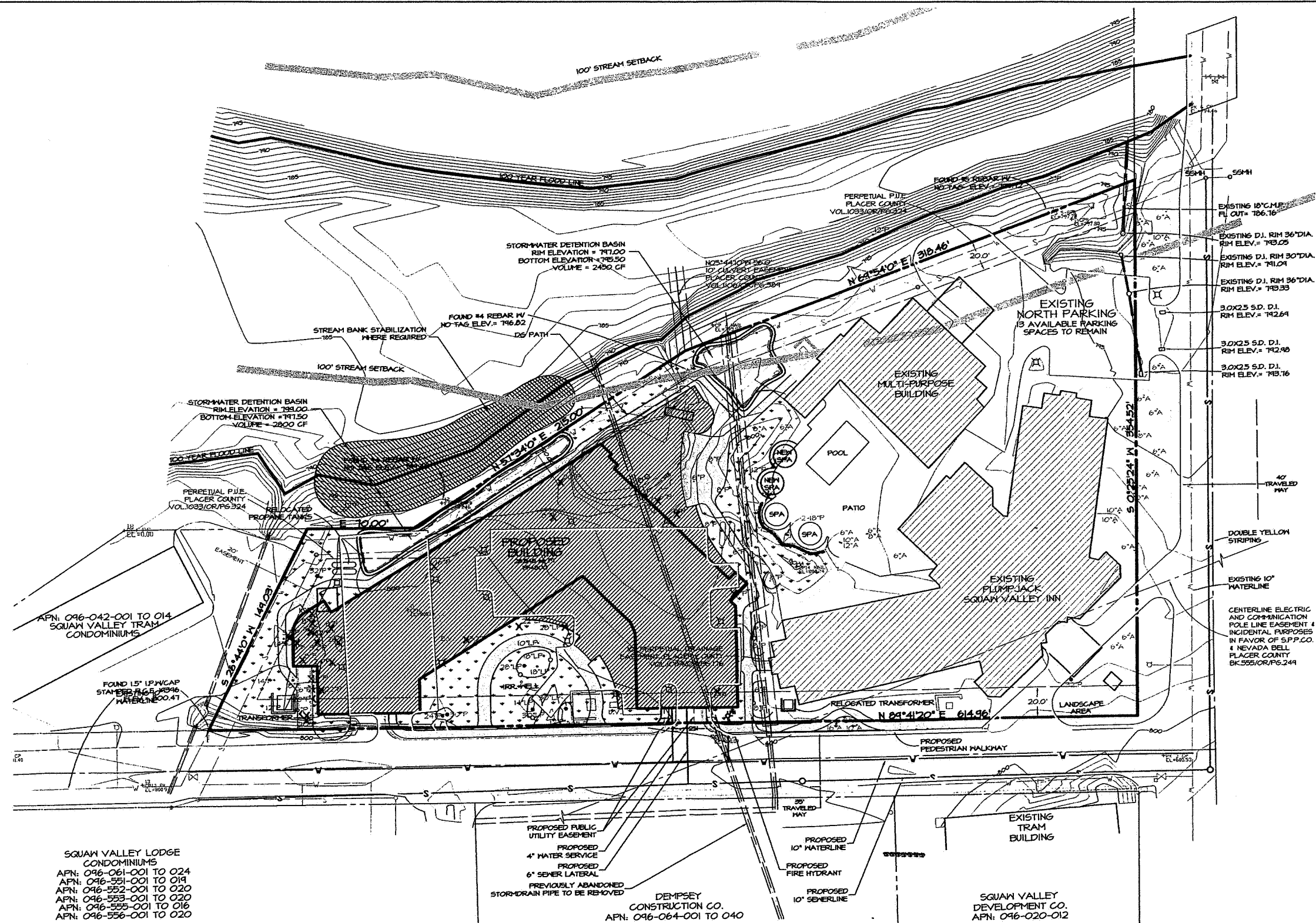
Each full unit includes a full kitchen and bathing areas, laundry and living area. The flats may be locked off to include an additional lock out unit that does not include a kitchen. Floors 2 through 5 also include a trash room, electrical and utility rooms, vending area, dumb waiter, housekeeping storage, public toilet, 3 stairwells and 2 elevators.

Additional improvements include drainage facilities, utility relocations and improvements, underground and surface parking, bank stabilization along a portion of Squaw Creek, as well as landscaping and pedestrian walkways along the frontage of the project. Bank stabilization measures include grading of the slope to the pre-existing condition and then revegetation of the slope. Improvements to driveway entrances along Squaw Peak Road are also proposed. Figure 2.3.A is the proposed site plan.

2.4 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

Placer County

The project will require review by the Planning Department for the purpose of obtaining a Conditional Use Permit, Tentative Map, Variance approval, and Design Review approval. Additionally, the project will need to submit Improvement Plans to the County Department of Public Works. An encroachment permit will be required for improvements to Squaw Peak Road. A building permit will also be required from the County prior to construction.



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FIGURE 2.3.A

Placer County Air Pollution Control District

Permits from the Placer County Air Pollution Control District (PCAPCD) are required if the proposed development requires the use of any boiler/heater unit over 1 million BTU's, or an emergency generator with over 50 horsepower.

California Regional Water Quality Control Board - Lahontan Region

The project entails over one acre of total site disturbance which requires a Notice of Intent (NOI) to be filed with the State Water Resources Control Board. A Stormwater Pollution Prevention Plan (SWPPP) will accompany the NOI to the State agency. A copy will be sent to the Lahontan Regional Water Quality Control Board for review, comment and approval. If approved the project will work under a General permit No. CAG616002 - Discharges of Storm Water Runoff Associated with Construction Activity Involving Land Disturbance in the Lake Tahoe Hydrologic Unit. The Regional Board will oversee the project for the State agency. The plans must include Best Management Practices (BMPs), which address source reduction and treatments such as erosion and sediment controls, proposed post-construction controls, and non-storm water management, etc. Once the project is completed a Notice of Termination will be filed with the State agency and Lahontan will inspect the project. A 401 Water Quality Certification will be required for all work within the 100-year floodplain. This may be required for the proposed bank stabilization. The Lahontan Regional Board will review and comment on the PlumpJack Squaw Valley Inn Expansion project.

Squaw Valley Municipal Advisory Committee

The Squaw Valley Municipal Advisory Committee (MAC) will review and provide comment on the project and the project EIR. Recommendations on the project will be provided to the County Planning Commission.

Squaw Valley Design Review Committee

Architectural and site plans will be reviewed by the Squaw Valley Design Review Committee on the design of the project. Recommendations on the project will be provided to the County Site Review Committee.

California Department of Fish and Game

Upon completion of the environmental document, prior to final project approval, the project proponent must pay a fee of \$1,250 to the California Department of Fish and Game (CDFG). A Streambed Alteration Agreement will be required for the proposed bank stabilization.

U.S. Army Corps of Engineers

A 404 permit may be required from the Corps of Engineers for any work below the normal high water mark of Squaw Creek. This may be necessary for the proposed bank stabilization portion of the project.

Squaw Valley County Fire District

The Squaw Valley County Fire District has reviewed the preliminary plans and will review the environmental document and plans as they are submitted. They must approve the project prior to Building permit issuance.

2.5 SUMMARY OF REQUIRED PERMITS AND APPROVALS

1. Placer County
 - a. EIR Certification
 - b. Conditional Use Permit
 - c. Variance approval
 - d. Tentative Map approval
 - e. Design Review approval with the advice of the Squaw Valley Design Review Committee
 - f. Building Department Permit
 - g. Encroachment Permit
 - h. Department of Public Works Improvement Plan approval
2. Placer County Air Pollution Control District
 - a. Permit for boiler/heater in excess of 1 million BTU's
 - b. Permit for emergency generator over 50 horsepower
3. California Regional Water Quality Control Board – Lahontan Region
 - a. Notice of Intent – General Permit CAG616002
 - b. 401 Water Quality Certification for Bank Stabilization
4. California Department of Fish and Game
 - a. Streambed Alteration Agreement
5. U.S. Army Corps of Engineers
 - a. 404 Permit for any work below the normal high water mark of Squaw Creek.
6. Squaw Valley County Fire District
 - a. Plan approval